Karen Johnson
Batch # 1106286
02/29/2024 02:21:03 PM
Fees: $13.00 Taxes: $10,064.00
Davidson County
DEEDWARR
2 pgs
20240229-0014052

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63525
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Philip L. Frederickson Jayne M. Frederickson 911 Oak Valley Lane Nashville, TN 37220	NEW OWNER

TAX MAP PARCEL NUMBERS: 14601001200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,720,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary H. Dean, Jr and Susan B. Dean, Co-Trustees, Dean Family Revocable Living Trust Agreement dated August 30, 2021**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philip L. Frederickson and Jayne M. Frederickson, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**
Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Oak Hill Valley, of record in Book 1835, pages 15 and 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gary H. Dean, Jr., and wife Susan B. Dean by Warranty Deed from Robert E.W. Lineberger and wife Jennifer D. Lineberger, a/k/a Jennifer S. Lineberger, dated August 30, 2005 and recorded on September 2, 2005, of record in Instrument No. 20050902-0106044, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated August 30, 2021, recorded September 9, 2021, of record in Instrument No. 20210909-0120795, said Register's Office, subject property was conveyed to Gary H. Dean, Jr. and Susan B. Dean, Co-Trustees, Dean Family Revocable Living Trust Agreement dated August 30, 2021.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 1835, pages 15 and 16, said Register's Office, shows an owner's certificate, a 75 foot minimum building setback line from Oak Valley Lane, and a 15 foot easement for public utility and bridle path purposes along the rear line of said lot. Title to that portion of the premises embraced within the bounds of Kirkman Lane, lying to the rear of subject property. Easement for old Kirkman Road, now known as Kirkman Lane over the rear 15 feet of said lot, as set forth in Book 2201, page 565, said Register's Office. Easements of record in Book 931, page 53, said Register's Office.

This is improved property, known as 911 Oak Valley Lane, Nashville, TN 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of February, 2024.

Dean Family Revocable Living Trust Agreement dated August 30, 2021

Gary H. Dean, Jr., Co-Trustee

Susan B. Dean, Co-Trustee

State of Tennessee
County of Davidson

On this 28th day of February, 2024, before me the undersigned authority, personally appeared Gary H. Dean, Jr and Susan B. Dean, Co-Trustees, Dean Family Revocable Living Trust Agreement dated August 30, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,720,000.00.

Affiant

Sworn and subscribed before me this 28 day of February, 2024.

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

Notary

My Commission Expires: